

PROPERTY SURVEY FOR  
BEST WESTERN LAND  
SECTION 17, TOWNSHIP 2 SOUTH, RANGE 4 WEST  
UINTAH SPECIAL BASE AND MERIDIAN

THIS SURVEY WAS PERFORMED USING GLOBAL POSITIONING SYSTEM (G.P.S.) EQUIPMENT AND PROCEDURES. THE BEARING ARE BASED ON WGS 84 DATUM AT THE BASE STATION.

DESCRIPTION OF PARCEL

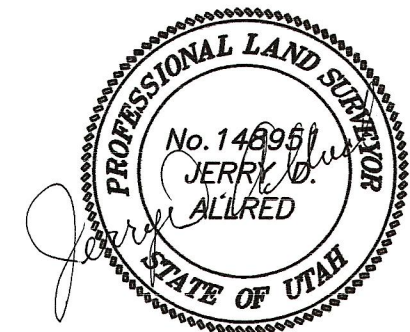
Commencing at the East Quarter Corner of Section 17, Township 2 South, Range 4 West of the Uintah Special Base and Meridian;  
Thence South 29°45'56" West 674.63 feet, (South 29°00'51" West 674.75 feet, by record) to the Northeast Corner of Lot 24 of SUNDANCE WEST UNIT B Subdivision;  
Thence North 63°41'26" West, (North 64°25'04" West, by record) 300.00 feet along the North line of said Lot to the TRUE POINT OF BEGINNING;  
Thence North 63°41'26" West 424.60 feet (North 64°25'04" West, by record) along said North line;  
Thence North 13°59'15" East 1017.20 feet to the centerline of the existing County Road;  
Thence Southeasterly 562.87 feet, more or less along said centerline to a Point which is West 302.11 feet and North 372.94 feet from said East Quarter Corner;  
Thence South 20°04'35" West 879.00 feet to the TRUE POINT OF BEGINNING, containing 10.00 acres. Said parcel being subject to that portion being used as County Road right-of-way. A bearing of South 00°01'20" West from said Quarter Corner to the Southeast Corner of said Section 17 being used as the basis of bearings.

NARRATIVE

This survey was performed at the request of Mr. Wilbur Hammond for the purpose of creating the parcel shown on this plat. The controlling corners around the sections were found as shown and used to control the survey. Several lots corners from prior subdivisions were also found and used to determine the boundary location of this parcel.

SURVEYOR'S CERTIFICATE

This is to certify that I have surveyed the parcel of land shown on this plat, and that the monuments indicated were found or set during said survey, and that this plat accurately represents said survey to the best of my knowledge.



27 Dec 2004

Jerry D. Allred, Professional Land Surveyor,  
Certificate No. 148951, (Utah)

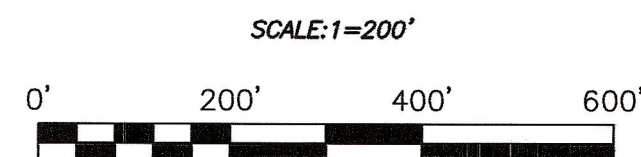
DUCHESNE COUNTY SURVEYOR FILE NO. 1505

JERRY D. ALLRED AND ASSOCIATES  
SURVEYING CONSULTANTS  
121 NORTH CENTER ST.--P.O. BOX 975  
DUCHESNE, UTAH 84021  
(435) 738-5352

27 DEC 2004

96-123-028

SEC 17 SEC 16  
SEC 20 SEC 21



SCALE: 1"=200'

NORTH

SET 5/8"x24" REBAR  
WITH CAP STAMPED 148951

FOUND 5/8"x24" REBAR  
WITH CAP STAMPED 148951

10.00 ACRES

10.14 ACRES

TRUE POINT OF  
BEGINNING

SET 5/8"x24" REBAR WITH  
CAP STAMPED 148951

FOUND COUNTY MONUMENT  
AT SECTION CORNER

N 00°01'20" E 2652.86'

CABIN SITE

PERC TEST AND  
SOIL LOT

LOT 32  
UNIT D

LOT 33  
UNIT D

N 26°18'34" E 850.00'

866.16'

1074.60'

424.60'

N 63°41'26" W

SET 5/8"x24" REBAR  
WITH CAP STAMPED 148951

FOUND 1/2" REBAR  
AT LOT CORNER

420.20'

409.91'

FOUND 1/2" REBAR  
AT LOT CORNER

LOT 23  
UNIT B

LOT 24  
UNIT B

372.94'

N 00°00'00" E

N 90°00'00" W

302.11'

S 29°45'56" W 674.63'

S 20°04'35" W 879.00'

S 72°22'01" E 249.70'

N 56°06'05" E 453.35'

S 73°37'40" E 688.99'

N 89°53'03" W 899.24'

FOUND COUNTY MONUMENT  
AT QUARTER CORNER  
(POINT OF COMMENCEMENT)

COUNTY ROAD

SOUTHEASTERLY 562.87'

SOUTHEASTERLY 320.00'